

AYSGARTH, WHITBY ROAD PICKERING



A deceptively spacious detached property, providing over 1,500 square feet of accommodation, together with a large double garage and substantial outside home office/studio, all within an easy walk from the centre of the town.

Stylishly presented and recently updated accommodation
Entrance Hall – Sitting Room – Living Room – Dining Kitchen

Two large ground floor bedrooms- updated shower room

First Floor landing - further double bedroom with en-suite

Set within large, well-established grounds including a large area of hardstanding and parking.

Detached studio/garden room.

Large double garage and additional storage sheds

GUIDE PRICE £475,000

An individual detached house, located in an accessible location only a short walk from the centre of Pickering. Aysgarth has been significantly improved in recent years, creating a comfortable and versatile home with bedrooms to both the ground and first floors, modern fittings and fixtures and attractively presented throughout.

In total the house provides 1,582 square feet of accommodation which was substantially remodelled around 6 years ago and has since been improved with a new shower room, high quality fitted storage and internal joinery, redecoration and landscaping outside. In brief, entrance hall, dual aspect sitting room with multi fuel stove, living room which opens through to the dining kitchen, with a smart range of units and integrated NEFF appliances. To the ground floor are two large double bedrooms and a stylish new shower room. Upstairs is a large double bedroom with study area and en-suite shower room. Fully double glazed throughout and with gas fired central heating. The property scores a very respectable C/69 in its EPC and benefits from a EV charge point.

Aysgarth sits upon a generous plot, set back behind electric gates and providing an excellent level of parking including a substantial detached double garage. The house sits within the centre of a generous plot with well-tended and attractive gardens to the front and rear. Largely laid to lawn but with a wide hard paved patio area to the immediate rear the garden is sheltered by mature laurel hedging, providing a good degree of privacy and has the benefit of both a timber summer house with electric light and power and a timber shed with the same. Set to the far end of the patio area sits a detached composite building which serves as a home office and utility space but could be used for any number of purposes.



LOCATION

Pickering, known as 'The Gateway to the Moors' is a charming market town with a wide range of amenities including primary and secondary schools, sports centre, restaurants, public houses and an array of retailers. The town also boasts a number of visitor attractions. The historic City of York is situated about 30 miles to the south and provides a wide range of services and amenities including a main line train service to London Kings Cross and Edinburgh in less than 2 hours. There is a direct bus service to York and the Coast.

ACCOMMODATION COMPRISES

ENTRANCE PORCH

1.87 m(6'2") x 0.93 m(3'1")

Front door. Radiator. Electric fuses and consumer unit. Glazed door to:

ENTRANCE HALL

6.27 m(20'4") x 3.20 m(10'6")

Laminate wood floor. Radiator. Range of fitted storage cupboards. Stairs to the First Floor up with velux roof light over and under stairs storage area.

SITTING ROOM

5.05 m(16'7") to bay x 3.97 m(13'0")

Bay window to the front elevation. Casement window to the side elevation. Stripped pine floorboards. Cast iron multi fuel stove set on a tiled hearth with inset solid timber mantel over. Wall light points. Television point. Double radiator.



LIVING ROOM

4.00 m (13'1") x 3.15 m (10'4")

Pair of windows with electric blinds. Cast iron multifuel stove set within a brick fireplace with oak mantel and stone hearth. Wood laminate floor. Coving. Radiator. Television point. Telephone point. Inbuilt cupboard housing Worcester gas central heating boiler and inbuilt storage cupboard overhead. Range of fitted storage. Open through to the dining kitchen.



DINING KITCHEN

6.20 m(20'4") x 2.77 m(8'10")

Range of painted base and wall cabinetry with Butcher Block style worktops and incorporating single bowl stainless steel sink unit with mixer tap. Integrated NEFF double oven. Matching four ring induction hob with extractor overhead. Integrated fridge. Dishwasher. Coving. Radiator. Casement windows to the side and rear with electric blinds. Door out onto the garden at the rear. Dining area with a window overlooking the garden, recessed ceiling lights and television point.



BEDROOM ONE

5.05 m(16'7") to bay x 3.95 m(13'0")

Bay window to the front elevation. Coving. Double radiator. Wall light points. Television point. Stripped pine floorboards.



BEDROOM TWO

3.78 m(12'5") x 3.04 m(10'0")

Radiator. Casement window to the rear elevation. Electric blinds. Range of fitted wardrobes. Laminate wood floor. Television point.



SHOWER ROOM

2.70 m (8'10") x 2.50 m (6'6")

Recently refitted shower room. Double width shower with a dual rain head shower overhead. Low flush WC. Cantilever wash hand basin set within a vanity unit. Chrome heated ladder towel rail. Airing cupboard housing pipe work and with fitted shelving. Window to the side. Extractor fan.



FIRST FLOOR

BEDROOM THREE

4.40 m (14'5") x 3.40 m (11'2")

Two velux roof lights to the south facing elevation with views looking towards the spire of St Peter & St Paul. Exposed purlins. Two column radiators. Fitted eaves storage to three sides.



EN-SUITE

2.30 m (7'7") x 2.30 m (7'7")

Corner shower cubicle. Wash hand basin set within a vanity unit. Low flush WC. Extractor fan. Exposed purlins. Column radiator. Large eaves storage area with electric light.



OUTSIDE

Aysgarth sits upon a generous plot with an extended driveway and parking area, with EV charge point, which is capable of providing parking for a number of vehicles, alongside the large double garage. The house is set behind electric gates with grounds to all sides. The gardens wrap around the house with a pleasant lawned garden to the rear, enclosed by a hedge of mature laurels and housing a small timber summer house to the far corner. To the immediate rear of the house is a large area of hard paving, ideal as a space for sitting out and benefiting from a west aspect offsetting afternoon sun. Set to the far end of the patio area sits a detached composite building which serves as a home office and utility space but could be used for any number of purposes

ANNEXE BUILDING

8.50 m (27'8") x 2.20 m (7'2")

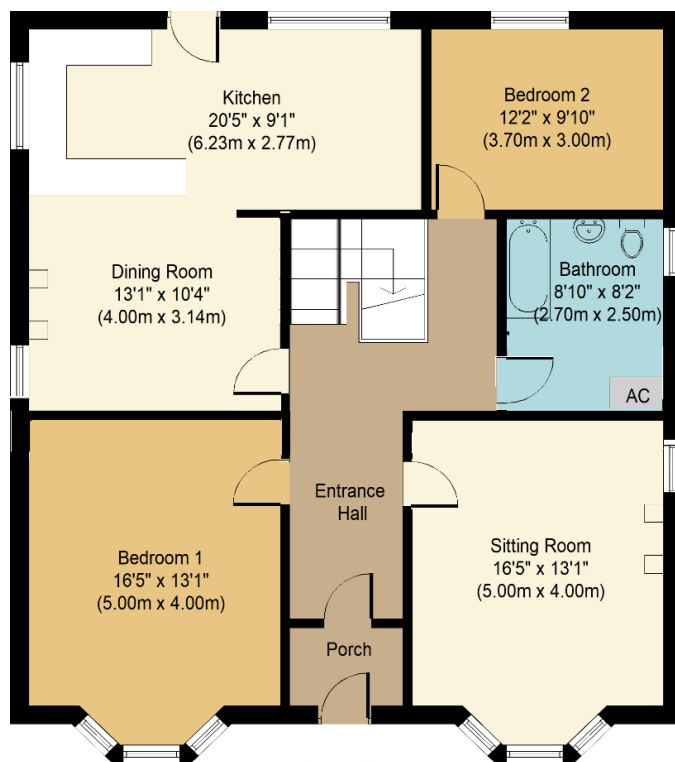
Range of fitted base units incorporating a stainless-steel sink unit. Automatic washing machine point. Tumble drier point. Fitted storage. Door to the front. Windows to the front and side. French doors out to the side. Electric radiator.

DOUBLE GARAGE

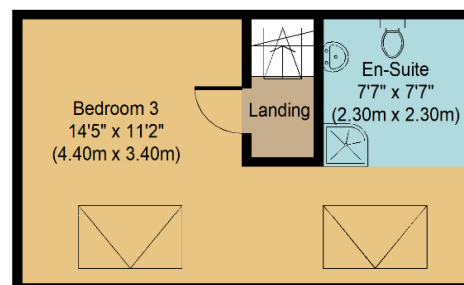
5.96 m(19'7") x 5.60 m(18'4")

Matching construction. Concrete floor. Twin electric garage doors. Electric light and power. Adjoining log store with electric.





Ground Floor
Approximate Floor Area
1246 Sq. ft.
(115.8 Sq. m.)



First Floor
Approximate Floor Area
336 Sq. ft.
(31.2 Sq. m.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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GENERAL INFORMATION

Services: Mains water, drainage, gas and electricity.
 Tenure: We understand that the property is Freehold with vacant possession to be granted upon completion.
 Council Tax: D
 EPC: Current C/69 Potential C/79
 Post Code: YO18 7HQ
 Viewing: Strictly by appointment with the Agent's Pickering office.

The services as described have not been tested and cannot be guaranteed. Charges may be payable for service re-connection. Measurements are approximate and are intended for guidance only. These particulars whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person within the firm's employment has the authority to make or give any representation or warranty in respect of the property.

MONEY LAUNDERING REGULATIONS 2003

Intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale. A mandatory fixed Regulatory Compliance Charge of £30 plus VAT (£36.00) is payable by each buyer(s) for the administration and completion of required regulatory checks, including AML verification. Payment must be made by BACS before the checks can commence, and the sale can progress to the legal stage.

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